

WILLIAMSBURG PLANNING COMMISSION MINUTES

Wednesday, March 15, 2006

The regular monthly meeting of the Williamsburg Planning Commission was held on Wednesday, March 15, 2006, at 3:30 p.m. in the Council Chambers at the Stryker Building, 412 North Boundary Street.

CALL TO ORDER and ATTENDANCE

Chairman Young called the meeting to order. Present in addition to Mr. Young, were Commissioners Pons, Kafes, Hertzler, McBeth, Friend and Rose. Staff members present were Planning Director Nester, Assistant City Attorney Workman, Zoning Administrator Murphy and Secretary Scott.

MINUTES

Mr. Friend moved that the minutes of the February 15 regular meeting be approved. Mr. Pons seconded the motion which carried by roll call vote of 7-0.

Recorded vote on the motion:

Aye: Pons, McBeth, Friend, Hertzler, Kafes, Young, Rose

Nay: None

Absent: None

CONSENT AGENDA

There were no cases on the Consent Agenda this month.

PUBLIC HEARINGS

There were no public hearings this month.

OPEN FORUM

Chairman Young opened the Open Forum portion of the meeting encouraging comments from the audience on any topic.

Nanci Bond, 416 Suri Drive, read a letter from Suzanne Dell, 322 Indian Springs Road, in which Ms. Dell expressed her concern with the apparent "rape of our Williamsburg landscape". She asked that we not follow the example of many other cities and lead the way to better development. She suggested the ARB be given greater authority to enforce landscape standards. Ms. Dell said she has great fears that the High Street project will suffer the same fate as the barren Yankee Candle site.

Speaking for herself, Mrs. Bond asked the Commission to add underground wiring to the Capital Improvement Plan for the Capitol Landing Road corridor. There is a potential

for a lot of development and it would be much more efficient if underground utility lines are installed at the time of the development.

There being no additional comment the Open Forum portion of the meeting was closed.

Chairman Young thanked Mrs. Bond for her comments and noted the Capital Improvement Plan is not on today's agenda. He added, however, in the Commission's letter to the City Manager with their recommendations, it is requested that "Where possible, capital improvement projects should be coordinated with existing or proposed construction projects in order to take advantage of existing efforts and possible cost savings due to economies of scale."

SITE PLANS AND SUBDIVISIONS

PCR #06-003: Request of Jin, Inc. to subdivide 1622, 1624 and 1632 Richmond Road into three separate parcels (Red Hot & Blue Restaurant, Hilton Garden Inn and Seafare Restaurant) of approximately 2.9, 0.8 and 1.1 acres. The property is zoned B-2 Tourist Business District, and is identified as Williamsburg Tax Map No. 343-01-00-A1. The Commission approved the subdivision with contingencies by a vote of 7-0.

Mr. Nester reviewed the memorandum dated March 9, 2006 in which it was explained that the separation of the lots would allow each business to be separately owned and would also allow a freestanding sign to be erected for the Red Hot & Blue Restaurant – currently, the sign regulations allow only two freestanding signs for the single lot. Mr. Nester said the agent for Jin Inc., J. Gregory Dodd with Horton & Dodd, P.C., is present today to answer any questions the Commission might have.

Mr. Kafes asked if this request didn't require a public hearing and Mr. Nester responded that a public hearing is not necessary for this size subdivision, but is required for requests of 25 lots or more.

Mr. Pons moved that Planning Commission grant a site plan waiver reducing the side yard landscape buffer for Parcel 3 from 10 feet to 6.9 feet adjacent to the Hilton Garden Inn sign; approve a cooperative parking arrangement for Parcels 1, 2 and 3; and approve the subdivision plat subdividing 1622, 1624 and 1632 Richmond Road into three separate parcels, as shown on the plat titled "SUBDIVISION OF PARCEL A-1, RESUBDIVISION OF PARCEL AND PARCEL B, LECARNI CORP.", dated January 19, 2006, and prepared by Horton & Dodd, P.C., contingent upon the following:

1. Replacing the nonconforming Seafare sign with a sign meeting Zoning Ordinance requirements and approved by the Architectural Review Board prior to the recordation of the subdivision plat.
2. Installing the landscaping proposed by the plan titled "LANDSCAPE AND FREESTANDING SIGN EXHIBIT FOR THE SEAFARE RESTAURANT,

1624 RICHMOND ROAD," dated January 23, 2006, and prepared by Horton & Dodd, P.C., prior to the recordation of the subdivision plat.

3. Recording parking and access easements that are approved by the City Attorney concurrently with the recordation of the subdivision, and removing the chains and posts that have been erected to restrict access to the rear entrance of the Red Hot and Blue lot.

Mr. Rose seconded the motion which carried by roll call vote of 7-0.

Recorded vote on the motion:

Aye: Pons, McBeth, Friend, Hertzler, Kafes, Young, Rose
Nay: None
Absent: None

SPR #06-006: Pool and Bathhouse Renovation Colonial Williamsburg, 310 South England Street. The Commission approved the site plan by a vote of 7-0.

Zoning Administrator Murphy reviewed the memorandum dated March 10 and noted that the Site Plan Review Committee reviewed the plan at their February 15 meeting and recommended approval. Also, the Architectural Review Board approved the building elevations and site improvements at their March 14 meeting. Tim Hogan with Vanasse Hangen Brustlin, Inc. was present for questions.

Mr. Rose moved that Planning Commission approve the site plan. The motion was seconded by Mr. Friend and carried by roll call vote of 7-0.

Recorded vote on the motion:

Aye: Pons, McBeth, Friend, Hertzler, Kafes, Young, Rose
Nay: None
Absent: None

OLD BUSINESS - None

NEW BUSINESS - None

OTHER

Appointment to Planning Commission Committees

Chairman Young asked if Commission members would be willing to serve again on the committees they were assigned in 2005, and if Commissioner Kafes would represent the Planning Commission on the Beautification Advisory Committee. With response in the affirmative, the following members were appointed to the following Boards and Committees:

POSITION

2006 REPRESENTATIVE

Architectural Review Board
(appointment made by City Council)

Mr. Hertzler

Site Plan Review Committee (meets
4th Wednesday before Planning
Commission, 9:00 a.m.)

Mr. Friend
Mr. Rose
Mrs. McBeth

Beautification Advisory Committee
(meets 3rd Tuesday in January, April,
July, October)

Mr. Kafes

Regional Issues Committee (meets
bi-monthly, 4th Tuesday, 8:30 a.m.)

Mr. Pons

INFORMATION ITEMS

Report from City Council
Planning Department Monthly Report
Monthly Financial Statement
Capital Improvement Plan correspondence

There being no further business the meeting adjourned at 3:50 p.m.

Jesse Young, Chairman
Williamsburg Planning Commission

PUBLIC HEARINGS SCHEDULED FOR APRIL 19, 2006

PCR #06-005: Request of W-JCC Public Schools for a special use permit to place a double-wide classroom trailer (two classrooms) at Matthew Whaley Elementary School, 301 Scotland Street. The property is zoned RDT Downtown Residential District, and is identified as Williamsburg Tax Map No. 466-01-00-D,E*.

PCR #06-008: Amendment of Chapter 21, Zoning, of the Williamsburg City Code, by revising Sec. 21-29, Violation and Penalty, by specifying the persons responsible for violations of the Zoning Ordinance.